



VIRGIN ISLANDS HOUSING FINANCE AUTHORITY

100 Lagoon Complex · Suite 4
St. Croix · U. S. Virgin Islands · 00840
Telephone (340) 772-4432 · Fax (340) 772-4002

INVITATION FOR BIDS

for

ST. THOMAS OFFICE ROOF REPLACEMENT ADDENDUM I

IFB 004-2021-STT

Issue date:

April 23, 2021

Submittal deadline:

May 18, 2021

Contact person:

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<https://www.vihfa.gov/procurement/solicitation>

 *Unlocking the Door to Affordable Housing*

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ADDENDUM I

This addendum is issued to modify the previously issued IFB document and/or given for informational purposes and is hereby made a part of the IFB document. The Respondent must acknowledge the receipt of any and all addenda by completing IFB Cover Letter, Enclosure Document A.

The following sections are hereby amended/added:

2.0 SCOPE OF WORK

The Respondent shall be responsible for furnishing all labor, tools, materials, equipment, miscellaneous supplies, and services necessary to remove and replace existing metal roof system as well as repair the elastomeric coated flat roofs in accordance with the specifications listed here-in.

Panel Roof

1. Edge of existing damaged panels shall be cut off to remove deterioration along edge of roof.
2. Purchase and installation of the Roof Hugger retrofit system over existing metal roof with insulation between layer. See: sales@roofhugger.com
3. Re-fasten the existing wood substrate at 8" o.c.
4. Dispose of roofing debris per local codes.
5. Install new panel roof system over top of the existing wood substrate as follows:

Panel Roof	-----	Screw attached	Peterson Aluminum, Snap-Clad, 032 Alum, 16" wide, Standard Color
Underlayment	1 ply	Self-adhered	40 mil Peel n Stick, High Temp Membrane

6. Metal flashings are fabricated per panel manufacturer and SMACNA guidelines using Aluminum metal in standard color to match existing panels. *In the event existing panel color cannot be matched, or an equal product is proposed, then the Respondent shall submit information including standard colors for review and approval.*

Gutters

1. Remove the existing gutters and dispose of per local codes.
2. Install new 040 Aluminum gutters in color to match panels.
3. 6" Gutter is per SMACNA Style A, fabricated in ten-foot lengths. If gutters can be

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fabricated in longer lengths, please indicate gutter lengths. Bid shall include all Plumbing work necessary to tie gutters into existing downspouts located at rear of building. Gutter is attached with internal support straps at 24” o.c.

Flat Roof

1. Remove abandoned equipment.
2. Clean existing roof deck as needed for new coating system.
3. Install new coating system on top of the existing concrete substrate as follows:

Top Coat	2 coats	rolled on	GAF’s Hydro Stop Premium Coat Finish Coat (white color), or equal.
Base Coat (top)	1 coat	rolled on	GAF’s Hydro Stop Premium Coat Primer coat, or equal.
Fabric	1 layer	loose laid	GAF’s Hydro Stop Premium Coat Fabric, or equal.
Base Coat (bottom)	1 coat	rolled on	GAF’s Hydro Stop Premium Coat Foundation Coat, or equal.

4. Install flashing details per manufacturers guidelines. *In the event a different system is being proposed by the Respondent then all manufacturer’s data sheets and guidelines must be submitted for review and approval by VIHFA.*

Warranties

1. The selected Respondent shall provide a two (2) year Labor and Material warranty.
2. The selected Respondent shall provide Panel Roof Panel Manufacturer’s Twenty (20) year material warranty to include all supports, and fasteners designed for conditions affecting the USVI.

Exclusions

Mechanical Curbs, Stands, Supports
Non-Roof Related Metal Flashings
Asbestos Testing & Abatement
Existing Structure & Substrate
Electrical

Rough Carpentry
Wall Waterproofing
Lead Paint Testing & Abatement

Clarifications

1. Price to include all permit fees, hoisting & scaffolding, taxes, liability, and builders’ risk insurances.
2. Respondent to furnish water, temporary power, and temporary facilities for employees for duration of project.

2.1 CONTACT INFORMATION

The Respondent shall provide contact information for the purpose of facilitating and maintaining regular communication with VIHFA. This contact information shall include a minimum of a

reliable company phone number and email address. The said contact information shall be monitored regularly and used to facilitate an open line of communication with the VIHFA.

12.0 INVITATION FOR BID SCHEDULE

The following deadlines are associated with this IFB:

IFB SCHEDULE	DATE	TIME
IFB Issue date	March 30, 2021	
Pre-Bid Conference	April 13, 2021	2:00 p.m.
Site Tour/Walk Thru	April 28, 2021	10:00 a.m.
Final date to submit written questions	May 5, 2021	
IFB Submittal Deadline	May 18, 2021	2:00 p.m.
IFB Bid Opening	May 19, 2021	2:00 p.m.

The VIHFA reserves the right to change the IFB Schedule by issuing an Addendum at any time.

15.0 DELIVERY OF BID PACKAGE

All responses to this IFB are to be submitted no later than **2:00 p.m.** on **May 18, 2021.**

Bid Packages must be submitted via email: procurement@vihfa.gov. The VIHFA will not consider fax submission of a bid or email submissions received after the deadline and submissions submitted to the wrong email address.

The email subject line must be clearly marked **“IFB BID – St. Thomas Roof Replacement”**. The VIHFA will log all received bid packages with the date and time of receipt. Bids received after the deadline will be considered **LATE** and will **not** be opened or considered.

16.0 VIRTUAL BID OPENING

The VIHFA will conduct a virtual Bid Opening at **2:00 p.m.** AST on **May 19, 2021**. Participants may join the meeting at <https://us02web.zoom.us/j/84809650926>, Meeting ID 848 0965 0926.

The Virgin Islands Housing Finance Authority (“VIHFA”) is providing a response to questions asked by potential Respondents. Below are the questions and the responses as follows:

1. Metal roof warranties require the installer to order materials and follow the specifications in accordance with the manufacturer shop drawings. Shop drawings for a small commercial roof would likely cost around \$5,000. Typically, shop drawings are paid for by the Owner directly. Is VIHFA going to purchase the shop drawings? Will VIHFA also pay for the required manufacturer roof inspections? **Since some respondents may wish to utilize a “or equal” Product Manufacturer, which is your option, and must submit that info**

for our review anyway. Therefore, this cost should be included in your BIDS as part of your General Conditions Cost.

2. The aluminum roof system selected by VIHFA for this project have become the basis of design in costal environments. We will fabricate the roofs in the U.S. Virgin Islands on Petersen Aluminum approved equipment following Miami-Dade County's Notice of Acceptance for the Snap-Clad profile. Would VIHFA consider aluminum roof systems, like the one selected, as the basis of design for the VIHFA EnVision program and all other CDBG-DR recovery projects? If [it's] good enough for the VIHFA office roof, then isn't it good enough for all of the CDBG-DR roofs? The Authority is, in this case, unable to speak to the design requirements for the EnVision program or CDBG-DR projects due to the fact they are residential specifications.
3. Will the building be occupied during construction? Yes
4. Is there a sequencing plan for the project? This will be discussed following the selection of the successful Bidder.
5. Can VIHFA circulate the pre-bid meeting attendees? No, the information is still being compiled.
6. From the provided drone photos [,] it appears that the spacing of the fasteners is 4'-5' O.C. this is consistent with a truss and purlin substrate, not plywood. If there is not a plywood substrate, the specified [aluminium] will not work- too great of a span. If there is not a plywood substrate, the scope will change drastically. Can the owner provide access to the truss space through the building? Is the owner willing to conduct some destructive testing of the roof surface to provide an understanding of the substrate for bidders? We arranged the date to perform a walk thru of the site. The information for the Site Tour/Walk Thru is above in Section 12.0.
7. Please confirm if the top of the perimeter roof ledge is to be coated as well, similar to the flat roof? Yes.
8. Will dimensions be provided to all contractors or do I need to request a site visit to measure? Can be verified during the walk thru.
9. Please confirm if there is a designated laydown area on site and the specific location? Limited area will be provided at rear of building.
10. Is it to be assumed that the businesses in the building will remain open during the demolition and construction? If so, please confirm if a "sidewalk bridge" and fence barriers are required to control pedestrian access? Some safety measures will be required in the front of the building which should be included in your general conditions.
11. Please confirm if the row of parking closest to the building can be coned off for scaffolding and construction access? Access will be from rear of building.

12. Please confirm that the job is to be performed during normal business hours? **Yes, however, Saturdays will also be available for work.**
13. I don't see the Architectural drawings to get the dimensions etc to estimate this project. **Physical measurements will be taken during walk thru.**
14. Who will remove the HVAC equip on flat roof to allow coating over the top of the curbs? **To be coordinated during construction.**
15. Can a 7" seamless aluminum gutters be used? **Yes**
16. On page 26 of the Drone images, it appears as if the masonry ledge and fascia extend behind the gutter. Are the ledge and fascia to be coated with the fluid applied roof coating prior to installing the new gutter? **Yes**
17. Can a high solids silicone be used in place of the GAF Acrylic on flat roof? (10 year warranty will not be a problem) **Whatever the Manufacturer you propose recommends and can withstand the conditions that the system will be used in. (ie. salt, wind, sun etc.)**
18. Can we use the Englert Aluminum S2000 standing seam roofing system in place of the Peterson system? To the best of our knowledge, Peterson will not provide a warranty outside of the US 48 contiguous states. <https://www.englertinc.com/metal-roofing/metal-roof-panel-s2000>. **System must meet Miami-Dade Building Codes including High Velocity Hurricane Zone of the Florida Building Code. The web site does not give the specifications or fastening system.**

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